

Preston J. Dugas III
Dugas & Circelli, PLLC
1707 River Run, Suite 703
Fort Worth, Texas 76107

Wednesday, April 19, 2023

Insured: Pendant Properties, LLC
Date of Loss: August 16, 2020
Claim No:1631462

I was originally contacted by Dugas & Circelli, PLLC to provide an estimate of the reasonable and necessary costs to repair and/or replace property considered to have been damaged by the storm event on August 16, 2020, as determined by Mr. Hill. It is my understanding that Dugas & Circelli PLLC has hired an engineer by the name of B-Hill Consulting Engineers, Bryan C. Hill, P. E. who has opined on the cause of the damage. It is my understanding that Dugas & Circelli, PLLC has hired a safety protocol expert by the name of Life One Safety Protocol, Kevin Dandridge who has opined on the safety protocol.

I do not have any association or interest in any firm or individual privy to this lawsuit and all findings are independent and based upon the facts and data obtained to date. My findings and conclusions as set forth herein have been based on a physical site inspection, conversations with Mr. Hill, a review of B-Hill Consulting Engineers' storm damage report and my industry experience, knowledge, skill, and training as an independent adjuster and licensed Public Adjuster for the past 17 years.

I have been a licensed Public Insurance Adjuster since 2016. To become a Public Insurance Adjuster, I had to successfully pass a complicated state-licensing exam. I have also had on-the-job experience and training in identifying hail hits, granular loss, and wind damage. I have adjusted hundreds of hail and wind damage claims during my career including commercial claims similar to the one at issue. I am required by the Texas Insurance Code, Title 13, Chapter 4102, § 4102.109 to complete at least twenty-four hours of continuing education every two years, along with ethics requirements, and I remain in good standing regarding my CE credits. My current curriculum vitae is attached here as **Exhibit A** and sets forth in detail my industry experience and formal education. I have been paid or will be paid \$15,282.74 for my inspection, scope, and photo report. For additional work related to this loss, I expect to be paid my hourly rate of \$250.00 per hour plus any expenses. If my testimony is necessary in this matter, I will charge a reasonable rate per hour.

I do not keep a list of cases in which I have testified or given depositions. Other than inspecting the Property, I have reviewed the following materials in forming my opinion:

1. Building Damage Assessment prepared by Bryan Hill, B-Hill Consulting Engineers a review with exhibits, and Kevin Dandridge Safety Report

2. Photographs and Inspection Report
3. Google Earth™ and Google Maps™ websites of historical images of the buildings, Accessed November of 2022
4. NOAA Storm Events Database
5. NOAA Severe Weather Inventory

Exhibit B attached to this report is a true and correct copy of my estimate of the reasonable and necessary costs to repair and/or replace the property that is considered damaged by Mr. Hill (herein referred to as “Estimate”). My Estimate includes a line-item detailed estimate using the Xactimate software program with an updated price database that reflects pricing as of April 2023. Xactimate is the industry standard estimating software. This software is accepted and incorporated by the largest insurance companies in this industry including the Defendant to this lawsuit and uses a price database which is updated monthly by zip code to ensure accuracy of pricing.

My Estimate attached hereto includes depreciation for each item and reflects the Actual Cash Value (“ACV”) and Replacement Cost Value (“RCV”). ACV is the Replacement Cost Value (“RCV”) minus depreciation. Depreciation is often calculated by using the age of the item, divided by the life expectancy to arrive at a percentage. The percentage is then multiplied by the RCV to derive the ACV. Xactimate uses the Life Expectancy of Housing Components report obtained from the National Association of Home Builders (NAHB), a widely accepted, comprehensive resource on the life expectancy of housing components as the basis for the life expectancy portion of the calculation. The one structure includes a 6-story commercial building with roofs over the restaurants, hallway, storage, and a portion of the bank offices. According to the Carter County Assessor (CCA) online records, the commercial office and restaurant structure at 10 West Main Street was constructed in 1925 and had 10,957 square feet of adjusted area. The building plaque indicated the building was constructed in 1918. Based on the CCA’s records, Pendant Properties, LLC has owned the property since April of 2020.

Background and Findings

Based on the aggregate and totality of information obtained from my evaluation and the Engineer Report from B-Hill Consulting Engineers, Mr. Hill, and Safety One Protocol, Mr. Dandridge is of the opinion that the physical evidence observed and measured at the property, the large damaging hail up to 1.8 inches in diameter associated with the reported hail event on August 16, 2020 storm more likely than not caused the most significant physical damage and necessitated referenced herein to the subject structure located at 10 West Main Street, Ardmore, OK 73401 necessitating corrective action in the repair/replacement of the damages including but not limited to the Bitumen roof, Glazed terra cotta tiles, and metal awnings and caused mechanical impact indentations in the cell tower conduit run covers, HVAC system, and interior rooms.

The review of B-Hill Consulting Engineer report found damage to:

1. We recommend the replacement of the structurally damaged bitumen and mod-bit roofing surfaces. This will require the removal of the bitumen and mesh coverings on

the existing parapets and bitumen repairs on the GB BUR. Additionally, an assessment of the GB BUR roofing systems for water damage is necessary and should include replacement of damaged underlying roofing system components, such as water-damaged underlayment and compromised roof decking, down to the concrete deck where applicable.

2. We do not recommend individual spot repairs as this is impractical and not a viable solution.

3. We recommend the replacement of the damaged metal panel awnings.

- Remove and replace of the rigid ducts
- Remove and replace of the heavy gauge appurtenances
- Remove and replace of the flashings
- Remove and replace fire-rated windows
- Remove and replace the aluminum window sill coverings and trims
- Remove and replace of flashings
- Remove and replace drive-thru signage cover and gutter
- Remove and replace a portion of the marble cladding

4. We recommend repair and replacement of the damaged glazed terra cotta tiles.

5. We recommend remove and replacement as a result of water migration through weather-caused breach of roof coverings:

- Paint application of the concrete roof deck
- Replacement of the damaged light fixtures and electrical outlets
- Replacement of the wall and floor coverings
- Replacement of the built-in cabinetry and drywall in the 6th-floor office

6. We recommend the HVAC's system to consult with an HVAC technician and follow recommendations for the repair or replacement of the HVAC components.

We recommend that all work associated with this loss be performed by suitably licensed contractors per current CODE while implementing, where applicable, requirements mandated by the authority having jurisdiction, manufacturer's installation procedures, etc.

Conclusion

Based on my experience, knowledge, training and skill as a licensed independent adjuster, public adjuster, contractor, review of the B-Hill Consulting Engineers./Mr. Hill's report, my inspection of the property the reasonable and necessary costs to repair and/or replace the property that was damaged from the August 16, 2020 storm event is:

1. RCV: \$765,049.96
2. ACV: \$742,034.70

The values are reflected in Exhibit B along with each item considered damaged.

All opinions herein are true and accurate based on my education, training, experience as an appraiser, Licensed Insurance Adjuster and licensed public adjuster, evidence of functional hail damage found at the Property, documents that I have been provided to review, and facts as they were provided to me from the Plaintiff. All opinions and information contained herein may be subject to change based on new information provided. I reserve all rights to create an addendum based on new facts, if any provided by either party.

/s/Duane Smith
Duane Smith

Exhibit A



DARRELL DUANE SMITH

**BOVINI CONSULTANTS, LLC
PROPERTY LOSS CONSULTANT
CURRICULUM VITAE**

11885 FM 2868
Flint, TX 75762
C: (903) 216-0089
E: duane@boviniconsultants.com

SKILLS

Xactimate Level 1 & 2
Scoping
Roof Sketch
Estimating
Advanced Computer Skills
Steep & Complex Roof
Insurance Appraisal
Over twenty years of
Residential and Commercial
Construction experience
Assessment of Hail-Damaged
Roofing
Catastrophe Claims Handling
and Management

EXPERIENCE

2016 – Current, Public Insurance Adjuster, Pride Public Adjusters, Southwind Public Adjusters and Insurance Adjusters Group, LLC, Premier Adjustment Group, LLC
2014 – Present Brush County Claims, Independent Claims Adjuster
2013-2014 Providence Engineering, Independent General Commercial Adjuster
2005 – 2014 GAB Robins Independent General Adjuster Commercial, Farm and Ranch Property, Worldwide
2005- Present Inside Adjusters, LLC Independent File Examiner Residential and Commercial Property
2007-2009 Mills Mehr & Associates, Independent Commercial Claims Adjuster
2009-2011 Liberty Mutual, Inside File Examiner Commercial Property, Large Loss Commercial Property

EDUCATION

Carlisle High School Graduate – Class of 1985
Texas A&M Training Course – Real Estate – Oil & Gas Land Man Certified
TX All Lines Insurance Adjuster – Licensed 2006 License #1366560
TX Public Adjuster License – Licensed 2016 License #2064081 LA
Public Adjuster License – Licensed 2020 License #504884
LA Appraiser

ASSOCIATIONS/CERTIFICATIONS

Xactimate Certified Level 1 & Level 11
OSHA 10 Certified
AFIS Certified - Agribusiness & Farm Business Specialist
Liberty Mutual Commercial Certified
Allstate Wind & Hail Certified
HAAG Certified
State Farm Wind & Hail Certified
American Family Wind & Hail Certified
Florida Citizens Certified
TWIA Certified

EXPERT TESTIMONY EXPERIENCE/DEPOSITIONS/TRIAL

02/28/2023 Pollard Memorial United Methodist Church v. Church Mutual Insurance Company, Civil Action No. 6:22-cv-00158-JCB Deposition

02/08/2023 Gardenbure, LLC v. Century Surety Company, Civil Action No. 6:21-cv-00873-ADA-DTG Deposition

11/04/2022 NP Rodeo Holdings, LLC dba Luna Lodge v. Nautilus Insurance Company, Civil Action No. 3:21-cv-1901-G Deposition

9/29/2022 Mineola First Baptist Church v. Church Mutual Insurance Company, Civil Action No. 6:20-cv- 00403-JCB Deposition

8/17/2022 Vernon Humphries and Rebecca Humphries v. State Farm Lloyds, Civil Action No. 3:20-cv- 01136-X, US District Court for the Northern District of Texas Dallas Division. Expert witness for plaintiff in tornado evaluation that allegedly caused damage to the roof, structure, exterior, property, and that resulted in water ingress to the interior.

5/17/2022 Hilltop Church of the Nazarene v. Church Mutual Insurance Company, Civil Action No. 6:21- cv-00322-JCB Deposition

3/7/2022 ABC Carr Enterprises v. Union Standard Insurance Company, Civil Action No. 6:21-cv-00129- JCB Deposition

3/03/2022 Beta Tele page v. State Auto Insurance Companies, Civil Action No. 6:21-cv-00127-JCB Deposition

11/02/2021 Aspen Specialty Insurance Company v. Yin Investments USA, Civil Action No. 6:20-cv- 00153, US District Court for the Eastern District of Texas Tyler Division. Public Adjuster for defendant in hail and wind evaluation that allegedly caused damage to the roof, exterior, property, and that resulted in water ingress to the interior- Trial 11/2/21 to 11/3/21.

12/15/2021 Robert Tom Buck v. Columbia Mutual Insurance Company, Cause No. DC-20-18234 Deposition

9/03/2021 Nasrin Jajou v. Safeco Insurance Company of Indiana, Civil Action No. SA-20-CV-839-XR Deposition

3/02/2021 Vernon Humphries and Rebecca Humphries v. State Farm Lloyds, Civil Action No. 3:20-cv- 01136-X, Deposition

2/28/2023 Pollard Memorial United Methodist Church v. Church Mutual Insurance Company, Civil Action No. 6:22- cv-00158-JCB Deposition

Exhibit B



Bovini Consultants LLC

Bovini Consultants LLC
11885 FM 2868
Flint, TX 75762
903-216-0089

Insured: Pendant Properties
Property: 10 W Main St
Ardmore, OK 73401

Claim Number: 1631462

Policy Number: 6A1-93-44

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 4/19/2023 3:43 PM

Price List: OKAD8X_APR23
Restoration/Service/Remodel
Estimate: PENDANT_PROPERTIES_L

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903-216-0089

PENDANT_PROPERTIES_L**Main****Main**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Limited Access-Open Item-Bid item*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Total: Main			0.00	0.00	0.00	0.00	0.00

Safety/OSHA

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
2. Life 1 Safety - Protocol- Per Kevin Dandridge Report and Pricing*	1.00 EA	225,851.33	0.00	47,428.78	273,280.11	(0.00)	273,280.11
3. Open Item pending bid item-Safety Netting*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Open Item pending bid item							
Totals: Safety/OSHA			0.00	47,428.78	273,280.11	0.00	273,280.11

Emergency Services

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
4. Electrical (Bid Item)-Open Item pending bid item*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Open Item pending bid item							
5. Asbestos test fee - full service survey - base fee as additional testing may be needed regarding Asbestos*	1.00 EA	467.00	0.00	98.07	565.07	(0.00)	565.07
This is just a base fee as additional testing may be needed regarding Asbestos							
Totals: Emergency Services			0.00	98.07	565.07	0.00	565.07

Equipment

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
6. Telehandler/forklift and operator	40.00 HR	124.81	0.00	1,048.40	6,040.80	(0.00)	6,040.80

Includes: Telehandler lift and operator.

Note: Hourly charge for equipment use in material handling and elevated installations. It is usual and customary to include hours needed to transport equipment to the job-site when calculating the hours.

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CONTINUED - Equipment

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
7. Scaffolding (Bid Item)-Open Item pending bid item*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Open Item pending bid item							
8. Heavy Equipment (Bid Item) Crane*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Open Item pending bid item-Crane limited access							
Totals: Equipment			0.00	1,048.40	6,040.80	0.00	6,040.80

General

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
9. General clean - up	40.00 HR	36.73	0.05	308.55	1,777.80	(0.00)	1,777.80
Additional Cleanup							
10. Magnetize / rake for debris of insured property	12,000. SF 00	0.12	0.00	302.40	1,742.40	(0.00)	1,742.40
Debris removal outside of immediate workspace.							
Temporary Toilet							
11. Temporary toilet (per month)	4.00 MO	142.98	0.00	120.10	692.02	(0.00)	692.02
2 Toilets for 2 months							
Storage Unit and Site Containment							
12. Job-site cargo/storage container - 20' long - per month	4.00 MO	115.00	52.90	107.71	620.61	(0.00)	620.61
2 containers for 2 months each							
13. Padlock/disc lock	2.00 EA	14.24	3.28	6.67	38.43	(0.00)	38.43
14. Delivery charge (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
15. Generator - 35-90KW (per week - 24 hour) - no monitoring	8.00 WK	2,100.00	0.00	3,528.00	20,328.00	(0.00)	20,328.00
2 months							
16. R&R Temporary power - hookup	1.00 EA	332.67	0.00	69.86	402.53	(0.00)	402.53
Totals: General			56.23	4,443.29	25,601.79	0.00	25,601.79

Permits/Misc

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
17. Fees*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00

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CONTINUED - Permits/Misc

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
open item awaiting response regarding pricing							
18. Permits*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
open item awaiting response regarding pricing							
Totals: Permits/Misc			0.00	0.00	0.00	0.00	0.00

HVAC

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
19. Open Item-Pending Bid Item-Per Hill Report Page 20*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00

Per Hill Report Page 20-Consult with an HVAC technician and follow recommendations for the repair or replacement of the HVAC components.

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a. The physical damage to the metal components included spherical indentations in the RTU metal covers, grills, and condenser fins, rigid ducts, metal panel awnings, window frames, appurtenances, aluminum window sill coverings and trims, flashings, drive through signage cover, and gutter. The hail-caused indentations have reduced the value of these building components.

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Replacement of the physically damaged rigid ducts, metal panel awnings, heavy gage appurtenances, flashings, fire rated window frames, aluminum window sill coverings and trims, flashings, drive through signage cover, and gutter. A portion of the flashing replacement will require removal and replacement of the marble cladding. Consult with an HVAC technician and follow recommendations for the repair or replacement of the HVAC components.

Totals: HVAC			0.00	0.00	0.00	0.00	0.00
Total: Main			56.23	53,018.54	305,487.77	0.00	305,487.77

Building**Roof**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
20. Hill Report-Repair Replacement Hail Damaged Roofing System*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00

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CONTINUED - Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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Hill Report Page 1 and 2

c. The structural damage included a reduced service life of the roof from 1 or more of the following: displaced granule and bitumen cover, exposed bitumen, exposed reinforcement, dented, bruised, and fractured reinforcement mat, and breached condition of the roofs over the penthouses, 6th story and 1-story roofs.

The fractured surfaces were a breached condition where water had migrated past the bitumen and mod-bit roofing membrane.

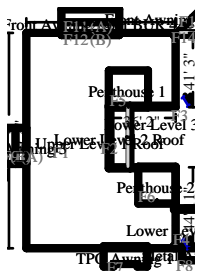
3. The physical evidence observed and measured at the property indicated that water migration past the roof had occurred at the Colston Building as a result of the wind- borne debris penetrations and hail-caused breached roofing systems.

a. Water damage to the penthouses and 6th floor offices was the direct result of the weather event on August 16, 2020.

Page 20

Replacement of the structurally damaged bitumen and mod-bit roofing surfaces. This will require removal of the bitumen and mesh coverings on the existing parapets and bitumen repairs on the GB BUR. Additionally, assessment of the GB BUR roofing systems for water damage is necessary and should include replacement of damaged underlying roofing system components, such as water-damaged underlayment and compromised roof decking, down to the concrete deck where applicable

Totals: Roof			0.00	0.00	0.00	0.00	0.00
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Main Level**Upper Level 1 Roof**

7990.18 Surface Area

79.90 Number of Squares

476.63 Total Perimeter Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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21. Tear off, haul and dispose of gravel ballast	79.90 SQ	58.06	0.00	974.19	5,613.18	(0.00)	5,613.18
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Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing.

Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.

22. Tear off, haul and dispose of 4 ply built-up roofing	79.90 SQ	61.45	0.00	1,031.08	5,940.94	(0.00)	5,940.94
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Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing.

Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.

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CONTINUED - Upper Level 1 Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
23. Remove Insulation - perlite board, 1"	79.90 SQ	32.37	0.00	543.14	3,129.50	(0.00)	3,129.50
Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.							
24. Remove Light weight, gypsum concrete - 1 1/2" thick	15,980. SF 37	2.64	0.00	8,859.52	51,047.70	(0.00)	51,047.70
3" Lightweight Concrete Removal only water saturated. Includes: Labor cost to remove light weight gypsum concrete and to discard in a job-site waste receptacle.							
25. Insulation - ISO board, 1 1/2"	79.90 SQ	216.05	683.62	3,768.66	21,714.68	(396.30)	21,318.38
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
26. Insulation - ISO board, 3"	79.90 SQ	342.32	1,240.63	6,004.32	34,596.32	(719.21)	33,877.11
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							
27. Built-up 4 ply roofing - in place	79.90 SQ	434.57	1,213.07	7,546.40	43,481.61	(3,516.13)	39,965.48
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
28. Bitumen roof - Add. glass felt layer - hot mopped appl.	79.90 SQ	106.34	222.09	1,830.92	10,549.58	(643.73)	9,905.85
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
29. Built-up roofing - scratch and flood (no gravel)	79.90 SQ	301.75	445.37	5,156.59	29,711.79	(1,290.92)	28,420.87
Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.							
30. Built-up roofing - gravel ballast	79.90 SQ	35.26	124.04	617.67	3,558.98	(71.91)	3,487.07
Includes: Pea gravel, the use of a conveyor belt, and installation labor.							
31. R&R Membrane roofing - cant strips - perlite	476.63 LF	2.93	24.12	298.34	1,718.99	(59.92)	1,659.07
Includes: Cant strips, nails, and installation labor. Labor to remove cant strips and to discard in a job-site waste receptacle. Quality: 3" x 3" perlite cant strip.							
32. R&R Flash parapet wall only - bitumen - over 3' up to 6'	476.63 LF	27.56	412.19	2,845.10	16,393.22	(1,433.70)	14,959.52
Includes: Modified bitumen, adhesive, roofing nails, and installation labor. Labor cost to remove flashing and to discard in a job-site waste receptacle. Note: The material assumption for the wall flashing is based on 6 square feet of material per lineal foot.							
33. Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability							
34. Built-up roofing - scratch and flood (no gravel)	4.75 SQ	301.75	26.48	306.55	1,766.34	(76.74)	1,689.60
Includes: Hot asphalt, glass felt, and installation labor. added to modified bitumen parapet walls							

**Bovini Consultants LLC**

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CONTINUED - Upper Level 1 Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
35. R&R Exhaust fan - cone style 36" 6 blade, galvanized Includes: Exhaust fan and installation labor. Labor cost to remove an exhaust fan and to discard in a job-site waste receptacle. Quality: Centrifugal, belt drive. 36" 6 blade, galvanized.	5.00 EA	1,960.82	740.62	2,214.39	12,759.11	(2,576.06)	10,183.05
36. R&R Flashing - pipe jack Includes: Galvanized metal or plastic roof jack, roofing cement, and installation labor. Labor cost to remove pipe jack and to discard in a job-site waste receptacle. Quality: Fits 3/4" to 4" vent pipe.	6.00 EA	54.46	11.50	71.05	409.31	(28.56)	380.75
37. R&R Exhaust cap - through flat roof Includes: Through roof exhaust cap/vent and installation labor. Labor cost to remove a roof vent and to discard in a job-site waste receptacle. Quality: Aluminum, up to 8" round ductwork connection, for flat roof installation.	8.00 EA	124.05	70.42	223.19	1,286.01	(174.95)	1,111.06
Totals: Upper Level 1 Roof			5,214.15	42,291.11	243,677.26	10,988.13	232,689.13

**Lower Level 2 Roof**

439.56 Surface Area
60.05 Total Perimeter Length
4.40 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
38. Tear off, haul and dispose of gravel ballast Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.	4.40 SQ	58.06	0.00	53.65	309.11	(0.00)	309.11
39. Tear off, haul and dispose of 4 ply built-up roofing Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.	4.40 SQ	61.45	0.00	56.78	327.16	(0.00)	327.16
40. Remove Insulation - perlite board, 1" Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.	4.40 SQ	32.37	0.00	29.91	172.34	(0.00)	172.34
41. Remove Light weight, gypsum concrete - 1 1/2" thick	879.11 SF	2.64	0.00	487.38	2,808.23	(0.00)	2,808.23

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CONTINUED - Lower Level 2 Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
3" Lightweight Concrete Removal only water saturated.							
Includes: Labor cost to remove light weight gypsum concrete and to discard in a job-site waste receptacle.							
42. Insulation - ISO board, 1 1/2"	4.40 SQ	216.05	37.65	207.54	1,195.81	(21.82)	1,173.99
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
43. Insulation - ISO board, 3"	4.40 SQ	342.32	68.32	330.65	1,905.18	(39.61)	1,865.57
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							
44. Built-up 4 ply roofing - in place	4.40 SQ	415.71	53.77	395.41	2,278.30	(155.85)	2,122.45
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
45. Bitumen roof - Add. glass felt layer - hot mopped appl.	4.40 SQ	106.34	12.23	100.83	580.96	(35.45)	545.51
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
46. Built-up roofing - scratch and flood (no gravel)	4.40 SQ	301.75	24.53	283.97	1,636.20	(71.09)	1,565.11
Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.							
47. Built-up roofing - gravel ballast	4.40 SQ	35.26	6.83	34.01	195.98	(3.96)	192.02
Includes: Pea gravel, the use of a conveyor belt, and installation labor.							
48. R&R Membrane roofing - cant strips - perlite	60.05 LF	2.93	3.04	37.57	216.56	(7.55)	209.01
Includes: Cant strips, nails, and installation labor. Labor to remove cant strips and to discard in a job-site waste receptacle. Quality: 3" x 3" perlite cant strip.							
49. R&R Flash parapet wall only - bitumen - over 3' up to 6'	60.05 LF	27.56	51.93	358.45	2,065.36	(180.63)	1,884.73
Includes: Modified bitumen, adhesive, roofing nails, and installation labor. Labor cost to remove flashing and to discard in a job-site waste receptacle. Note: The material assumption for the wall flashing is based on 6 square feet of material per lineal foot.							
50. Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability							
51. Built-up roofing - scratch and flood (no gravel)	4.75 SQ	301.75	26.48	306.55	1,766.34	(76.74)	1,689.60
Includes: Hot asphalt, glass felt, and installation labor. added to modified bitumen parapet walls							
52. R&R Exhaust cap - through flat roof	2.00 EA	124.05	17.60	55.80	321.50	(43.74)	277.76
Includes: Through roof exhaust cap/vent and installation labor. Labor cost to remove a roof vent and to discard in a job-site waste receptacle. Quality: Aluminum, up to 8" round ductwork connection, for flat roof installation.							
Totals: Lower Level 2 Roof			302.38	2,738.50	15,779.03	636.44	15,142.59

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**Lower Level 3 Roof**

2814.12 Surface Area
223.23 Total Perimeter Length

28.14 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
53. Tear off, haul and dispose of gravel ballast	28.14 SQ	58.06	0.00	343.10	1,976.91	(0.00)	1,976.91
Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.							
54. Tear off, haul and dispose of 4 ply built-up roofing	28.14 SQ	61.45	0.00	363.13	2,092.33	(0.00)	2,092.33
Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.							
55. Remove Insulation - perlite board, 1"	28.14 SQ	32.37	0.00	191.29	1,102.18	(0.00)	1,102.18
Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.							
56. Remove Light weight, gypsum concrete - 1 1/2" thick	5,628.25 SF	2.64	0.00	3,120.30	17,978.88	(0.00)	17,978.88
3" Lightweight Concrete Removal only water saturated. Includes: Labor cost to remove light weight gypsum concrete and to discard in a job-site waste receptacle.							
57. Insulation - ISO board, 1 1/2"	28.14 SQ	216.05	240.77	1,327.30	7,647.72	(139.57)	7,508.15
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
58. Insulation - ISO board, 3"	28.14 SQ	342.32	436.94	2,114.66	12,184.48	(253.30)	11,931.18
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							
59. Built-up 4 ply roofing - in place	28.14 SQ	415.71	343.87	2,528.82	14,570.77	(996.72)	13,574.05
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
60. Bitumen roof - Add. glass felt layer - hot mopped appl.	28.14 SQ	106.34	78.22	644.83	3,715.46	(226.71)	3,488.75
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
61. Built-up roofing - scratch and flood (no gravel)	28.14 SQ	301.75	156.85	1,816.11	10,464.21	(454.65)	10,009.56
Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.							
62. Built-up roofing - gravel ballast	28.14 SQ	35.26	43.69	217.54	1,253.45	(25.33)	1,228.12
Includes: Pea gravel, the use of a conveyor belt, and installation labor.							
63. R&R Membrane roofing - cant strips - perlite	223.23 LF	2.93	11.30	139.73	805.10	(28.06)	777.04
Includes: Cant strips, nails, and installation labor. Labor to remove cant strips and to discard in a job-site waste receptacle. Quality: 3" x 3" perlite cant strip.							
64. R&R Flashing, 20" wide	188.00 LF	5.36	49.94	222.09	1,279.71	(124.08)	1,155.63

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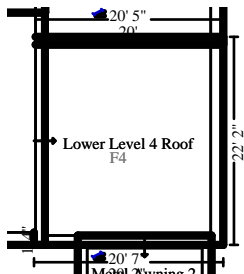
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CONTINUED - Lower Level 3 Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Flashing, roofing cement, and installation labor. Labor cost to remove metal flashing and to discard in a job-site waste receptacle. Quality: 20" wide galvanized steel.							
65. R&R Flash parapet wall only - bitumen - over 3' up to 6'	223.23 LF	27.56	193.05	1,332.53	7,677.80	(671.48)	7,006.32
Includes: Modified bitumen, adhesive, roofing nails, and installation labor. Labor cost to remove flashing and to discard in a job-site waste receptacle. Note: The material assumption for the wall flashing is based on 6 square feet of material per lineal foot.							
66. Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability							
67. Built-up roofing - scratch and flood (no gravel)	4.75 SQ	301.75	26.48	306.55	1,766.34	(76.74)	1,689.60
Includes: Hot asphalt, glass felt, and installation labor. added to modified bitumen parapet walls							
68. R&R Exhaust cap - through flat roof	2.00 EA	124.05	17.60	55.80	321.50	(43.74)	277.76
Includes: Through roof exhaust cap/vent and installation labor. Labor cost to remove a roof vent and to discard in a job-site waste receptacle. Quality: Aluminum, up to 8" round ductwork connection, for flat roof installation.							
69. R&R Gravity roof ventilator - 18"	1.00 EA	345.33	30.78	78.99	455.10	(76.48)	378.62
Includes: Gravity roof ventilator, flashing, and installation labor. Labor cost to remove a roof vent and to discard in a job-site waste receptacle.							
Totals: Lower Level 3 Roof			1,629.49	14,802.77	85,291.94	3,116.86	82,175.08

**Lower Level 4 Roof**

452.20 Surface Area
64.45 Total Perimeter Length

4.52 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
70. Tear off, haul and dispose of gravel ballast	4.52 SQ	58.06	0.00	55.11	317.54	(0.00)	317.54
Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.							
71. Tear off, haul and dispose of 4 ply built-up roofing	4.52 SQ	61.45	0.00	58.33	336.08	(0.00)	336.08

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CONTINUED - Lower Level 4 Roof

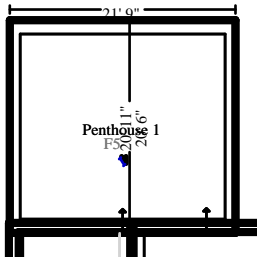
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.							
72. Remove Insulation - perlite board, 1"	4.52 SQ	32.37	0.00	30.72	177.03	(0.00)	177.03
Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.							
73. Remove Light weight, gypsum concrete - 1 1/2" thick	904.39 SF	2.64	0.00	501.40	2,888.99	(0.00)	2,888.99
3" Lightweight Concrete Removal only water saturated.							
Includes: Labor cost to remove light weight gypsum concrete and to discard in a job-site waste receptacle.							
74. Insulation - ISO board, 1 1/2"	4.52 SQ	216.05	38.67	213.20	1,228.42	(22.42)	1,206.00
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
75. Insulation - ISO board, 3"	4.52 SQ	342.32	70.18	339.67	1,957.14	(40.69)	1,916.45
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							
76. Built-up 4 ply roofing - in place	4.52 SQ	415.71	55.23	406.19	2,340.43	(160.10)	2,180.33
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
77. Bitumen roof - Add. glass felt layer - hot mopped appl.	4.52 SQ	106.34	12.56	103.58	596.80	(36.42)	560.38
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
78. Built-up roofing - scratch and flood (no gravel)	4.52 SQ	301.75	25.19	291.71	1,680.81	(73.03)	1,607.78
Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.							
79. Built-up roofing - gravel ballast	4.52 SQ	35.26	7.02	34.94	201.34	(4.07)	197.27
Includes: Pea gravel, the use of a conveyor belt, and installation labor.							
80. R&R Membrane roofing - cant strips - perlite	64.45 LF	2.93	3.26	40.35	232.45	(8.10)	224.35
Includes: Cant strips, nails, and installation labor. Labor to remove cant strips and to discard in a job-site waste receptacle. Quality: 3" x 3" perlite cant strip.							
81. R&R Flash parapet wall only - bitumen - over 3' up to 6'	64.45 LF	27.56	55.74	384.72	2,216.70	(193.87)	2,022.83
Includes: Modified bitumen, adhesive, roofing nails, and installation labor. Labor cost to remove flashing and to discard in a job-site waste receptacle. Note: The material assumption for the wall flashing is based on 6 square feet of material per lineal foot.							
82. Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
Roofing (Bid Item) Wire Mesh on Parapet walls-Open Item for pricing and availability							
83. Built-up roofing - scratch and flood (no gravel)	4.75 SQ	301.75	26.48	306.55	1,766.34	(76.74)	1,689.60

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CONTINUED - Lower Level 4 Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Hot asphalt, glass felt, and installation labor.							
added to modified bitumen parapet walls							
Totals: Lower Level 4 Roof			294.33	2,766.47	15,940.07	615.44	15,324.63

**Penthouse 1**

454.28 Surface Area
85.27 Total Perimeter Length

4.54 Number of Squares

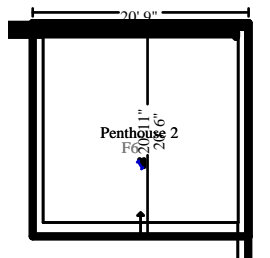
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
84. Tear off, haul and dispose of gravel ballast	4.54 SQ	58.06	0.00	55.36	318.95	(0.00)	318.95
Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.							
85. Tear off, haul and dispose of 4 ply built-up roofing	4.54 SQ	61.45	0.00	58.59	337.57	(0.00)	337.57
Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.							
86. Remove Insulation - perlite board, 1"	4.54 SQ	32.37	0.00	30.87	177.83	(0.00)	177.83
Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.							
87. Remove Light weight, gypsum concrete - 1 1/2" thick	908.57 SF	2.64	0.00	503.71	2,902.33	(0.00)	2,902.33
3" Lightweight Concrete Removal only water saturated. Includes: Labor cost to remove light weight gypsum concrete and to discard in a job-site waste receptacle.							
88. Insulation - ISO board, 1 1/2"	4.54 SQ	216.05	38.84	214.14	1,233.85	(22.52)	1,211.33
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
89. Insulation - ISO board, 3"	4.54 SQ	342.32	70.49	341.16	1,965.78	(40.87)	1,924.91
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							

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CONTINUED - Penthouse 1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
90. Built-up 4 ply roofing - in place Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.	4.54 SQ	415.71	55.48	407.99	2,350.79	(160.81)	2,189.98
91. Bitumen roof - Add. glass felt layer - hot mopped appl. Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.	4.54 SQ	106.34	12.62	104.04	599.44	(36.58)	562.86
92. Built-up roofing - scratch and flood (no gravel) Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.	4.54 SQ	301.75	25.31	293.01	1,688.27	(73.35)	1,614.92
93. Built-up roofing - gravel ballast Includes: Pea gravel, the use of a conveyor belt, and installation labor.	4.54 SQ	35.26	7.05	35.11	202.24	(4.09)	198.15
94. R&R Membrane roofing - cant strips - perlite Includes: Cant strips, nails, and installation labor. Labor to remove cant strips and to discard in a job-site waste receptacle. Quality: 3" x 3" perlite cant strip.	85.27 LF	2.93	4.31	53.36	307.51	(10.72)	296.79
95. R&R Flash parapet wall only - bitumen - over 3' up to 6' Includes: Modified bitumen, adhesive, roofing nails, and installation labor. Labor cost to remove flashing and to discard in a job-site waste receptacle. Note: The material assumption for the wall flashing is based on 6 square feet of material per lineal foot.	85.27 LF	27.56	73.74	509.00	2,932.78	(256.49)	2,676.29
96. Built-up roofing - scratch and flood (no gravel) Includes: Hot asphalt, glass felt, and installation labor.	4.75 SQ	301.75	26.48	306.55	1,766.34	(76.74)	1,689.60
added to modified bitumen parapet walls							
Totals: Penthouse 1			314.32	2,912.89	16,783.68	682.17	16,101.51

**Penthouse 2**

433.40 Surface Area

4.33 Number of Squares

83.27 Total Perimeter Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
97. Tear off, haul and dispose of gravel ballast	4.33 SQ	58.06	0.00	52.79	304.19	(0.00)	304.19

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Flint, TX 75762
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CONTINUED - Penthouse 2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.							
98. Tear off, haul and dispose of 4 ply built-up roofing	4.33 SQ	61.45	0.00	55.88	321.96	(0.00)	321.96
Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.							
99. Remove Insulation - perlite board, 1"	4.33 SQ	32.37	0.00	29.44	169.60	(0.00)	169.60
Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.							
100. Remove Light weight, gypsum concrete - 1 1/2" thick 3" Lightweight Concrete Removal only water saturated.	866.79 SF	2.64	0.00	480.55	2,768.88	(0.00)	2,768.88
Includes: Labor cost to remove light weight gypsum concrete and to discard in a job-site waste receptacle.							
101. Insulation - ISO board, 1 1/2"	4.33 SQ	216.05	37.05	204.25	1,176.80	(21.48)	1,155.32
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
102. Insulation - ISO board, 3"	4.33 SQ	342.32	67.23	325.40	1,874.88	(38.98)	1,835.90
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							
103. Built-up 4 ply roofing - in place	4.33 SQ	415.71	52.91	389.11	2,242.04	(153.37)	2,088.67
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
104. Bitumen roof - Add. glass felt layer - hot mopped appl.	4.33 SQ	106.34	12.04	99.22	571.71	(34.89)	536.82
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
105. Built-up roofing - scratch and flood (no gravel)	4.33 SQ	301.75	24.14	279.45	1,610.17	(69.96)	1,540.21
Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.							
106. Built-up roofing - gravel ballast	4.33 SQ	35.26	6.72	33.48	192.88	(3.90)	188.98
Includes: Pea gravel, the use of a conveyor belt, and installation labor.							
107. R&R Membrane roofing - cant strips - perlite	83.27 LF	2.93	4.21	52.12	300.31	(10.47)	289.84
Includes: Cant strips, nails, and installation labor. Labor to remove cant strips and to discard in a job-site waste receptacle. Quality: 3" x 3" perlite cant strip.							
108. R&R Flash parapet wall only - bitumen - over 3' up to 6'	83.27 LF	27.56	72.01	497.05	2,863.98	(250.48)	2,613.50
Includes: Modified bitumen, adhesive, roofing nails, and installation labor. Labor cost to remove flashing and to discard in a job-site waste receptacle. Note: The material assumption for the wall flashing is based on 6 square feet of material per lineal foot.							
109. Built-up roofing - scratch and flood (no gravel)	4.75 SQ	301.75	26.48	306.55	1,766.34	(76.74)	1,689.60

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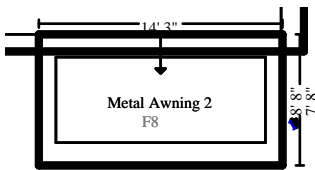
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CONTINUED - Penthouse 2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Hot asphalt, glass felt, and installation labor. added to modified bitumen parapet walls							
110. R&R Exhaust fan - cone style 36" 6 blade, galvanized	5.00 EA	1,960.82	740.62	2,214.39	12,759.11	(2,576.06)	10,183.05
Includes: Exhaust fan and installation labor. Labor cost to remove an exhaust fan and to discard in a job-site waste receptacle. Quality: Centrifugal, belt drive. 36" 6 blade, galvanized.							
111. R&R Flashing - pipe jack	6.00 EA	54.46	11.50	71.05	409.31	(28.56)	380.75
Includes: Galvanized metal or plastic roof jack, roofing cement, and installation labor. Labor cost to remove pipe jack and to discard in a job-site waste receptacle. Quality: Fits 3/4" to 4" vent pipe.							
112. R&R Exhaust cap - through flat roof	8.00 EA	124.05	70.42	223.19	1,286.01	(174.95)	1,111.06
Includes: Through roof exhaust cap/vent and installation labor. Labor cost to remove a roof vent and to discard in a job-site waste receptacle. Quality: Aluminum, up to 8" round ductwork connection, for flat roof installation.							
Totals: Penthouse 2			1,125.33	5,313.92	30,618.17	3,439.84	27,178.33

**Metal Awning 2**

123.23 Surface Area
31.54 Total Perimeter Length
1.23 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
113. R&R Patio Cover - Roof panels only - Heavy load	123.23 SF	8.21	62.07	225.50	1,299.29	(179.92)	1,119.37
Includes: Standard widths (12", 16", 24", 48"), standard shapes (V, W, U), and installation labor. Labor cost to remove patio roof panels and to place in a job-site waste receptacle.							
Totals: Metal Awning 2			62.07	225.50	1,299.29	179.92	1,119.37

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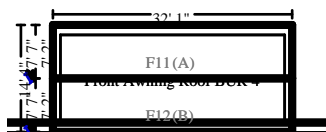
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**Metal Awning 3**

254.04 Surface Area
65.46 Total Perimeter Length

2.54 Number of Squares
20.08 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
114. R&R Patio Cover - Roof panels only - Heavy load	254.04 SF	8.21	127.96	464.87	2,678.50	(370.90)	2,307.60
Includes: Standard widths (12", 16", 24", 48"), standard shapes (V, W, U), and installation labor. Labor cost to remove patio roof panels and to place in a job-site waste receptacle.							
Totals: Metal Awning 3			127.96	464.87	2,678.50	370.90	2,307.60

**Front Awning Roof BUR 4**

484.74 Surface Area
94.38 Total Perimeter Length

4.85 Number of Squares
32.08 Total Ridge Length

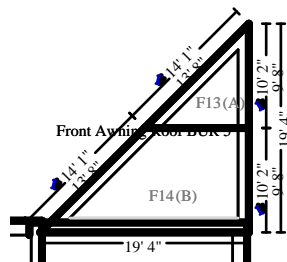
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
115. Tear off, haul and dispose of gravel ballast	4.85 SQ	58.06	0.00	59.14	340.73	(0.00)	340.73
Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.							
116. Tear off, haul and dispose of 4 ply built-up roofing	4.85 SQ	61.45	0.00	62.58	360.61	(0.00)	360.61
Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.							
117. Remove Insulation - perlite board, 1"	4.85 SQ	32.37	0.00	32.97	189.96	(0.00)	189.96
Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.							
118. Insulation - ISO board, 1 1/2"	4.85 SQ	216.05	41.50	228.76	1,318.10	(24.06)	1,294.04
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
119. Insulation - ISO board, 3"	4.85 SQ	342.32	75.31	364.47	2,100.03	(43.66)	2,056.37
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							
120. R&R Gravel stop	94.38 LF	2.44	9.66	50.39	290.33	(24.00)	266.33

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CONTINUED - Front Awning Roof BUR 4

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Gravel stop, roofing nails, and installation labor. Labor cost to remove a gravel stop and to discard in a job-site waste receptacle.							
121. Built-up 4 ply roofing - in place	4.85 SQ	415.71	59.27	435.85	2,511.31	(171.79)	2,339.52
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
122. Built-up roofing - scratch and flood (no gravel)	4.85 SQ	301.75	27.03	313.00	1,803.52	(78.36)	1,725.16
Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.							
123. Built-up roofing - gravel ballast	4.85 SQ	35.26	7.53	37.49	216.03	(4.37)	211.66
Includes: Pea gravel, the use of a conveyor belt, and installation labor.							
Totals: Front Awning Roof BUR 4			220.30	1,584.65	9,130.62	346.24	8,784.38

**Front Awning Roof BUR 5**

197.00 Surface Area
67.80 Total Perimeter Length

1.97 Number of Squares
9.67 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
124. Tear off, haul and dispose of gravel ballast	1.97 SQ	58.06	0.00	24.02	138.40	(0.00)	138.40
Includes: Dump fees, hauling, disposal, and labor to tear-off built-up gravel ballast roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BUGRMVN.							
125. Tear off, haul and dispose of 4 ply built-up roofing	1.97 SQ	61.45	0.00	25.43	146.49	(0.00)	146.49
Includes: Dump fees, hauling, disposal, and labor to tear-off 4 ply built-up roofing. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG BU4RMVN.							
126. Remove Insulation - perlite board, 1"	1.97 SQ	32.37	0.00	13.40	77.17	(0.00)	77.17
Includes: Dump fees, hauling, disposal, and labor cost to remove perlite insulation board. Note: Removal cost is based on hauling done with contractor's own equipment. If haul off is to be estimated separately or if the removal is being estimated with a dumpster (DMO DUMP*) or other equipment, use item RFG IBRMVN.							
127. Insulation - ISO board, 1 1/2"	1.97 SQ	216.05	16.86	92.93	535.41	(9.77)	525.64
Includes: ISO insulation board, fasteners, and installation labor. Quality: 1 1/2" Isocyanurate (ISO) insulation board.							
128. Insulation - ISO board, 3"	1.97 SQ	342.32	30.59	148.05	853.01	(17.73)	835.28

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CONTINUED - Front Awning Roof BUR 5

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: ISO insulation board, fasteners, and installation labor. Quality: 3" Isocyanurate (ISO) insulation board.							
129. R&R Gravel stop	67.80 LF	2.44	6.94	36.19	208.56	(17.24)	191.32
Includes: Gravel stop, roofing nails, and installation labor. Labor cost to remove a gravel stop and to discard in a job-site waste receptacle.							
130. Built-up 4 ply roofing - in place	1.97 SQ	415.71	24.07	177.05	1,020.07	(69.78)	950.29
Includes: 1 felt base sheet, 3 felt ply sheets, gravel stop, roofing nails, hot asphalt (tar), and installation labor.							
131. Built-up roofing - scratch and flood (no gravel)	1.97 SQ	301.75	10.98	127.15	732.58	(31.83)	700.75
Includes: Hot asphalt, glass felt, and installation labor. Excludes: Gravel coating.							
132. Built-up roofing - gravel ballast	1.97 SQ	35.26	3.06	15.24	87.76	(1.77)	85.99
Includes: Pea gravel, the use of a conveyor belt, and installation labor.							
Totals: Front Awning Roof BUR 5			92.50	659.46	3,799.45	148.12	3,651.33
Total: Main Level			9,382.83	73,760.14	424,998.01	20,524.06	404,473.95

Exterior**Exterior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
133. Tile- Open Item-Pending Bid Item- Per Hill Report Page 20*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00

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CONTINUED - Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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Per Hill Report -Page 14-

Based on the physical evidence observed and measured at the property, large damaging hail up to 1.8 inches in diameter associated with the reported hail event on August 16, 2020 more likely than not caused the most significant functional damage and necessitated the repair/replacement of the damaged glazed terra cotta tiles. The functional damage included fractured and spalled glazing with exposure of the terra cotta. The hail-caused fractures have reduced the value of these building components, shortened the useful life, and create a potential fall hazard to the public below as the terra cotta is exposed and subject to deterioration.

Page 1

b. The functional damage to the glazed terra cotta tiles included fractured and spalled glazing with exposure of the terra cotta. The hail-caused fractures have reduced the value of these building components, shortened the useful life, and create a potential fall hazard to the public below as the terra cotta is exposed and subject to deterioration. These glazed terra tiles are not part of the roofing system.

Page 20

Repair/replacement of the hail-caused physically damaged glazed terra cotta tiles. Consult with a qualified expert and follow recommendations for the repair or replacement of the damaged components. Consider following the recommendations in NPS 2009 recommendations or The Preservation of Historic Glazed Architectural Terra-Cotta Preservation Briefs: 7. Additionally, the Ardmore Historic Commercial District may have requirements for preservation of the Colston Building.

134. Windows - Open Item-Pending Bid	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
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Item-Per Hill Report Page 20*

Per Hill Report -Page 20

Replacement of the physically damaged rigid ducts, metal panel awnings, heavy gage appurtenances, flashings, fire rated window frames, aluminum window sill coverings and trims

Total: Exterior			0.00	0.00	0.00	0.00	0.00
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Interior**Interior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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135. Hill Report-Repair Replacement water damaged interior*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
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CONTINUED - Interior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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Hill Report Page 20

We recommend as a result of the water migration through weather caused breached roof coverings the following be removed and replaced:

Paint application of the concrete roof deck, replacement of damaged light fixtures and electrical outlets, replacement of wall and floor coverings, cleaning and or replacement of affected built in cabinetry, and drywall on the 6th floor offices.

Our inspection of the interior was concentrated to the offices along the 6th floor building perimeter, the bank and bank office areas, the restaurant, and the basement. Water migration into the building occurred along the perimeter 6th story walls of the building. Water migration was noted in offices 603, 604, 606, 611, 614, 616, and 619. We noted water stains and displaced paint on the ceiling / roof deck concrete, water-stained and buckled wood paneling, water-stained fiberboard wall cladding, water-stained light fixtures and electrical outlets, water-stained counter tops and trims, water-stained base trim, and floor coverings. We found water stains and finish distortions at the northwest corner of the bank. We identified water stained and partially missing ceiling tiles in the hallway, filing room and office within the bank office area. Penetrations above the bank hallway and bank office were the locations around where water migrated into the interior from the roof. An area of water migration into the office filing area identified a hole too small in a non-removable ceiling tile to further investigate without destructive testing. Water stains on the floor coverings and base trim were noted in the office filing area.

136. Open Item-Cabinetry (Bid Item)*	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
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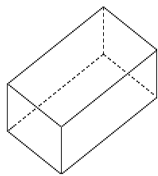
Hill Report Page 20

We recommend as a result of the water migration through weather caused breached roof coverings the following be removed and replaced:

Paint application of the concrete roof deck, replacement of damaged light fixtures and electrical outlets, replacement of wall and floor coverings, cleaning and or replacement of affected built in cabinetry, and drywall on the 6th floor offices.

Open Item-Cabinetry (Bid Item)

Total: Interior			0.00	0.00	0.00	0.00	0.00
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**603****LxWxH 20' 8" x 14' 5" x 8'**

561.33 SF Walls	297.94 SF Ceiling
859.28 SF Walls & Ceiling	297.94 SF Floor
33.10 SY Flooring	70.17 LF Floor Perimeter
165.33 SF Long Wall	115.33 SF Short Wall
70.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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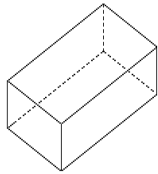
137. Content Manipulation charge - per hour	1.00 HR	42.15	0.00	8.86	51.01	(0.00)	51.01
138. R&R 5/8" drywall - hung, taped, floated, ready for paint	859.28 SF	2.68	67.20	497.72	2,867.79	(27.27)	2,840.52

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CONTINUED - 603

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
139. Mask the floor per square foot - plastic and tape - 4 mil	297.94 SF	0.25	2.06	16.08	92.63	(7.15)	85.48
140. Paint the walls and ceiling - two coats	859.28 SF	0.97	24.70	180.23	1,038.43	(85.93)	952.50
141. R&R Suspended ceiling tile - 2' x 2'	297.94 SF	2.39	51.39	160.33	923.80	(20.86)	902.94
142. Remove Carpet	297.94 SF	0.29	0.00	18.14	104.54	(0.00)	104.54
143. Carpet	342.64 SF	3.59	113.88	282.24	1,626.20	(396.09)	1,230.11
15 % waste added for Carpet.							
144. Final cleaning - construction - Commercial	297.94 SF	0.21	0.00	13.14	75.71	(0.00)	75.71
Totals: 603			259.23	1,176.74	6,780.11	537.30	6,242.81

**604****LxWxH 15' 3" x 11' 2" x 8'**

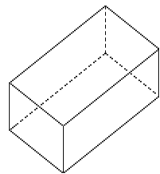
422.67 SF Walls
592.96 SF Walls & Ceiling
18.92 SY Flooring
122.00 SF Long Wall
52.83 LF Ceil. Perimeter

170.29 SF Ceiling
170.29 SF Floor
52.83 LF Floor Perimeter
89.33 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
145. Content Manipulation charge - per hour	1.00 HR	42.15	0.00	8.86	51.01	(0.00)	51.01
146. R&R 5/8" drywall - hung, taped, floated, ready for paint	592.96 SF	2.68	46.37	343.45	1,978.95	(18.82)	1,960.13
147. Mask the floor per square foot - plastic and tape - 4 mil	170.29 SF	0.25	1.18	9.19	52.94	(4.09)	48.85
148. Paint the walls and ceiling - two coats	592.96 SF	0.97	17.05	124.38	716.60	(59.30)	657.30
149. Remove Carpet	170.29 SF	0.29	0.00	10.37	59.75	(0.00)	59.75
150. Carpet	195.84 SF	3.59	65.09	161.32	929.48	(226.39)	703.09
15 % waste added for Carpet.							
151. Final cleaning - construction - Commercial	170.29 SF	0.21	0.00	7.51	43.27	(0.00)	43.27
Totals: 604			129.69	665.08	3,832.00	308.60	3,523.40

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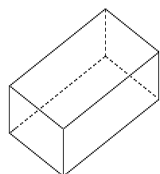
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**606****LxWxH 18' 9" x 16' 4" x 8'**

561.33 SF Walls
867.58 SF Walls & Ceiling
34.03 SY Flooring
150.00 SF Long Wall
70.17 LF Ceil. Perimeter

306.25 SF Ceiling
306.25 SF Floor
70.17 LF Floor Perimeter
130.67 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
152. Content Manipulation charge - per hour	1.00 HR	42.15	0.00	8.86	51.01	(0.00)	51.01
153. R&R 5/8" drywall - hung, taped, floated, ready for paint	867.58 SF	2.68	67.84	502.52	2,895.47	(27.53)	2,867.94
154. Mask the floor per square foot - plastic and tape - 4 mil	306.25 SF	0.25	2.11	16.52	95.19	(7.35)	87.84
155. Paint the ceiling - two coats	306.25 SF	0.97	8.80	64.24	370.10	(30.63)	339.47
156. R&R Paneling	561.33 SF	2.77	54.22	337.91	1,947.01	(22.00)	1,925.01
157. Remove Carpet	306.25 SF	0.29	0.00	18.65	107.46	(0.00)	107.46
158. Carpet	352.19 SF	3.59	117.05	290.11	1,671.52	(407.13)	1,264.39
15 % waste added for Carpet.							
159. Final cleaning - construction - Commercial	306.25 SF	0.21	0.00	13.50	77.81	(0.00)	77.81
Totals: 606			250.02	1,252.31	7,215.57	494.64	6,720.93

**611****LxWxH 13' 9" x 12' 5" x 8'**

418.67 SF Walls
589.40 SF Walls & Ceiling
18.97 SY Flooring
110.00 SF Long Wall
52.33 LF Ceil. Perimeter

170.73 SF Ceiling
170.73 SF Floor
52.33 LF Floor Perimeter
99.33 SF Short Wall

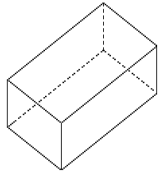
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
160. Content Manipulation charge - per hour	1.00 HR	42.15	0.00	8.86	51.01	(0.00)	51.01
161. R&R Paneling	418.67 SF	2.77	40.44	252.03	1,452.19	(16.41)	1,435.78
162. R&R 5/8" drywall - hung, taped, floated, ready for paint	589.40 SF	2.68	46.09	341.40	1,967.08	(18.70)	1,948.38
163. Mask the floor per square foot - plastic and tape - 4 mil	170.73 SF	0.25	1.18	9.22	53.08	(4.10)	48.98
164. Paint the ceiling - two coats	170.73 SF	0.97	4.91	35.81	206.33	(17.07)	189.26
165. Remove Carpet	170.73 SF	0.29	0.00	10.40	59.91	(0.00)	59.91
166. Carpet	196.34 SF	3.59	65.25	161.74	931.85	(226.97)	704.88
15 % waste added for Carpet.							

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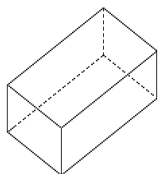
CONTINUED - 611

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
167. Final cleaning - construction - Commercial	170.73 SF	0.21	0.00	7.53	43.38	(0.00)	43.38
Totals: 611			157.87	826.99	4,764.83	283.25	4,481.58

**614****LxWxH 15' 1" x 11' 2" x 8'**

420.00 SF Walls	168.43 SF Ceiling
588.43 SF Walls & Ceiling	168.43 SF Floor
18.71 SY Flooring	52.50 LF Floor Perimeter
120.67 SF Long Wall	89.33 SF Short Wall
52.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
168. Content Manipulation charge - per hour	1.00 HR	42.15	0.00	8.86	51.01	(0.00)	51.01
169. R&R 5/8" drywall - hung, taped, floated, ready for paint	588.43 SF	2.68	46.01	340.83	1,963.83	(18.67)	1,945.16
170. Mask the floor per square foot - plastic and tape - 4 mil	168.43 SF	0.25	1.16	9.09	52.36	(4.04)	48.32
171. Paint the walls and ceiling - two coats	588.43 SF	0.97	16.92	123.42	711.12	(58.84)	652.28
172. R&R Suspended ceiling tile - 2' x 2'	168.43 SF	2.39	29.05	90.65	522.24	(11.79)	510.45
173. Remove Carpet	168.43 SF	0.29	0.00	10.25	59.09	(0.00)	59.09
174. Carpet	193.70 SF	3.59	64.38	159.55	919.31	(223.92)	695.39
15 % waste added for Carpet.							
175. Final cleaning - construction - Commercial	168.43 SF	0.21	0.00	7.43	42.80	(0.00)	42.80
Totals: 614			157.52	750.08	4,321.76	317.26	4,004.50

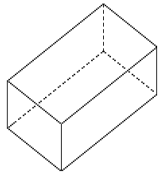
**616****LxWxH 12' 5" x 11' 2" x 8'**

377.33 SF Walls	138.65 SF Ceiling
515.99 SF Walls & Ceiling	138.65 SF Floor
15.41 SY Flooring	47.17 LF Floor Perimeter
99.33 SF Long Wall	89.33 SF Short Wall
47.17 LF Ceil. Perimeter	

**Bovini Consultants LLC**

Bovini Consultants LLC
11885 FM 2868
Flint, TX 75762
903-216-0089

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
176. Content Manipulation charge - per hour	1.00 HR	42.15	0.00	8.86	51.01	(0.00)	51.01
177. R&R 5/8" drywall - hung, taped, floated, ready for paint	515.99 SF	2.68	40.35	298.88	1,722.09	(16.37)	1,705.72
178. Mask the floor per square foot - plastic and tape - 4 mil	138.65 SF	0.25	0.96	7.49	43.11	(3.33)	39.78
179. Paint the walls and ceiling - two coats	515.99 SF	0.97	14.84	108.22	623.57	(51.60)	571.97
180. R&R Suspended ceiling tile - 2' x 2'	138.65 SF	2.39	23.92	74.62	429.91	(9.71)	420.20
181. Remove Carpet	138.65 SF	0.29	0.00	8.44	48.65	(0.00)	48.65
182. Carpet	159.45 SF	3.59	52.99	131.34	756.76	(184.32)	572.44
15 % waste added for Carpet.							
183. Final cleaning - construction - Commercial	138.65 SF	0.21	0.00	6.11	35.23	(0.00)	35.23
Totals: 616			133.06	643.96	3,710.33	265.33	3,445.00

**619****LxWxH 13' 5" x 11' 2" x 8'**

393.33 SF Walls	149.82 SF Ceiling
543.15 SF Walls & Ceiling	149.82 SF Floor
16.65 SY Flooring	49.17 LF Floor Perimeter
107.33 SF Long Wall	89.33 SF Short Wall
49.17 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
184. Content Manipulation charge - per hour	1.00 HR	42.15	0.00	8.86	51.01	(0.00)	51.01
185. R&R 5/8" drywall - hung, taped, floated, ready for paint	543.15 SF	2.68	42.47	314.60	1,812.71	(17.24)	1,795.47
186. Mask the floor per square foot - plastic and tape - 4 mil	149.82 SF	0.25	1.03	8.08	46.57	(3.60)	42.97
187. Paint the walls and ceiling - two coats	543.15 SF	0.97	15.62	113.93	656.41	(54.32)	602.09
188. R&R Suspended ceiling tile - 2' x 2'	149.82 SF	2.39	25.84	80.62	464.53	(10.49)	454.04
189. Remove Carpet	149.82 SF	0.29	0.00	9.13	52.58	(0.00)	52.58
190. Carpet	172.29 SF	3.59	57.26	141.92	817.70	(199.17)	618.53
15 % waste added for Carpet.							
191. Final cleaning - construction - Commercial	149.82 SF	0.21	0.00	6.61	38.07	(0.00)	38.07
Totals: 619			142.22	683.75	3,939.58	284.82	3,654.76
Total: Interior			1,229.61	5,998.91	34,564.18	2,491.20	32,072.98
Line Item Totals: PENDANT_PROPERTIES_L			10,668.67	132,777.59	765,049.96	23,015.26	742,034.70



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Grand Total Areas:

3,154.67	SF Walls	1,402.12	SF Ceiling	4,556.78	SF Walls and Ceiling
1,402.12	SF Floor	155.79	SY Flooring	394.33	LF Floor Perimeter
874.67	SF Long Wall	702.67	SF Short Wall	394.33	LF Ceil. Perimeter
0.00	Floor Area	0.00	Total Area	0.00	Interior Wall Area
34,830.45	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
13,913.40	Surface Area	139.13	Number of Squares	1,327.48	Total Perimeter Length
61.83	Total Ridge Length	0.00	Total Hip Length		

**Bovini Consultants LLC**

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 11885 FM 2868
 Flint, TX 75762
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Summary for Building

Line Item Total	621,603.70
Material Sales Tax	10,615.77
Storage Rental Tax	52.90
Subtotal	632,272.37
Overhead	63,227.50
Profit	69,550.09
Replacement Cost Value	\$765,049.96
Less Depreciation	(23,015.26)
Actual Cash Value	\$742,034.70
Net Claim	\$742,034.70
Total Recoverable Depreciation	23,015.26
Net Claim if Depreciation is Recovered	\$765,049.96

**Bovini Consultants LLC**

Bovini Consultants LLC
 11885 FM 2868
 Flint, TX 75762
 903-216-0089

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (11.5%)	Manuf. Home Tax (11.5%)	Storage Rental Tax (11.5%)
Line Items	63,227.50	69,550.09	10,615.77	0.00	52.90
Total	63,227.50	69,550.09	10,615.77	0.00	52.90

**Bovini Consultants LLC**

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Recap by Room**Estimate: PENDANT_PROPERTIES_L****Area: Main**

Safety/OSHA	225,851.33	36.33%
Emergency Services	467.00	0.08%
Equipment	4,992.40	0.80%
General	21,102.27	3.39%

Area Subtotal: Main

252,413.00 40.61%

Area: Main Level

Upper Level 1 Roof	196,172.00	31.56%
Lower Level 2 Roof	12,738.15	2.05%
Lower Level 3 Roof	68,859.68	11.08%
Lower Level 4 Roof	12,879.27	2.07%
Penthouse 1	13,556.47	2.18%
Penthouse 2	24,178.92	3.89%
Metal Awning 2	1,011.72	0.16%
Metal Awning 3	2,085.67	0.34%
Front Awning Roof BUR 4	7,325.67	1.18%
Front Awning Roof BUR 5	3,047.49	0.49%

Area Subtotal: Main Level

341,855.04 55.00%

Area: Interior

603	5,344.14	0.86%
604	3,037.23	0.49%
606	5,713.24	0.92%
611	3,779.97	0.61%
614	3,414.16	0.55%
616	2,933.31	0.47%
619	3,113.61	0.50%

Area Subtotal: Interior

27,335.66 4.40%

Subtotal of Areas

621,603.70 100.00%

Total

621,603.70 100.00%

**Bovini Consultants LLC**

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Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
ACOUSTICAL TREATMENTS	1,638.00	52.85	1,585.15
AWNINGS & PATIO COVERS	2,825.75	550.82	2,274.93
CLEANING	1,763.64		1,763.64
CONTENT MANIPULATION	783.53		783.53
GENERAL DEMOLITION	94,740.53		94,740.53
DRYWALL	10,161.63	144.60	10,017.03
HEAVY EQUIPMENT	4,992.40		4,992.40
FLOOR COVERING - CARPET	5,788.70	1,863.99	3,924.71
PERMITS AND FEES	467.00		467.00
HEAT, VENT & AIR CONDITIONING	19,211.60	5,152.12	14,059.48
PANELING & WOOD WALL FINISHES	2,410.80	38.41	2,372.39
PAINTING	3,820.02	391.35	3,428.67
ROOFING	229,497.10	14,821.12	214,675.98
TEMPORARY REPAIRS	17,651.67		17,651.67
USER DEFINED ITEMS	225,851.33		225,851.33
O&P Items Subtotal	621,603.70	23,015.26	598,588.44
Material Sales Tax	10,615.77		10,615.77
Storage Rental Tax	52.90		52.90
Overhead	63,227.50		63,227.50
Profit	69,550.09		69,550.09
Total	765,049.96	23,015.26	742,034.70



PENDANT_PROPERTIES_L